

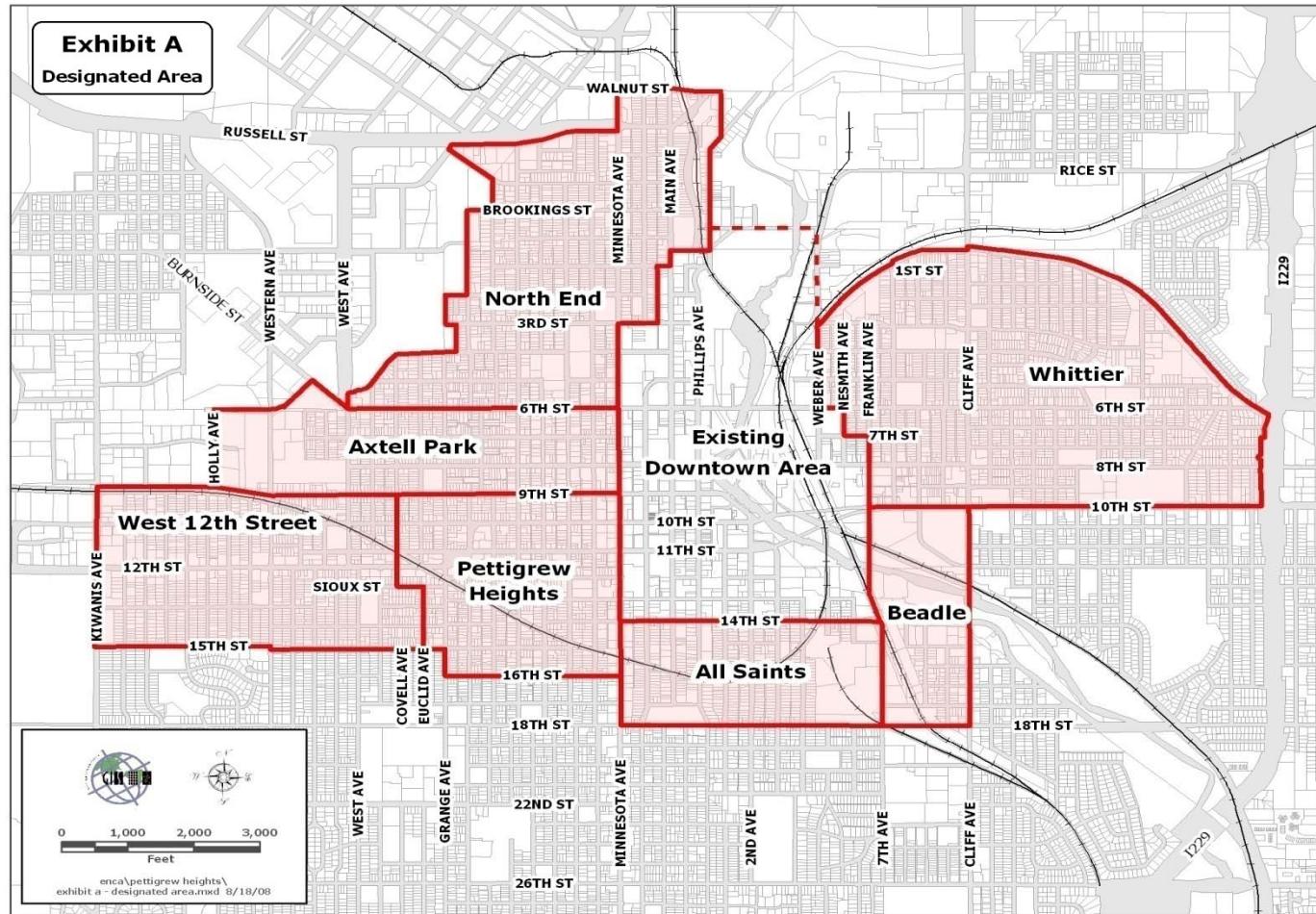


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# Pettigrew Heights Neighborhood Revitalization

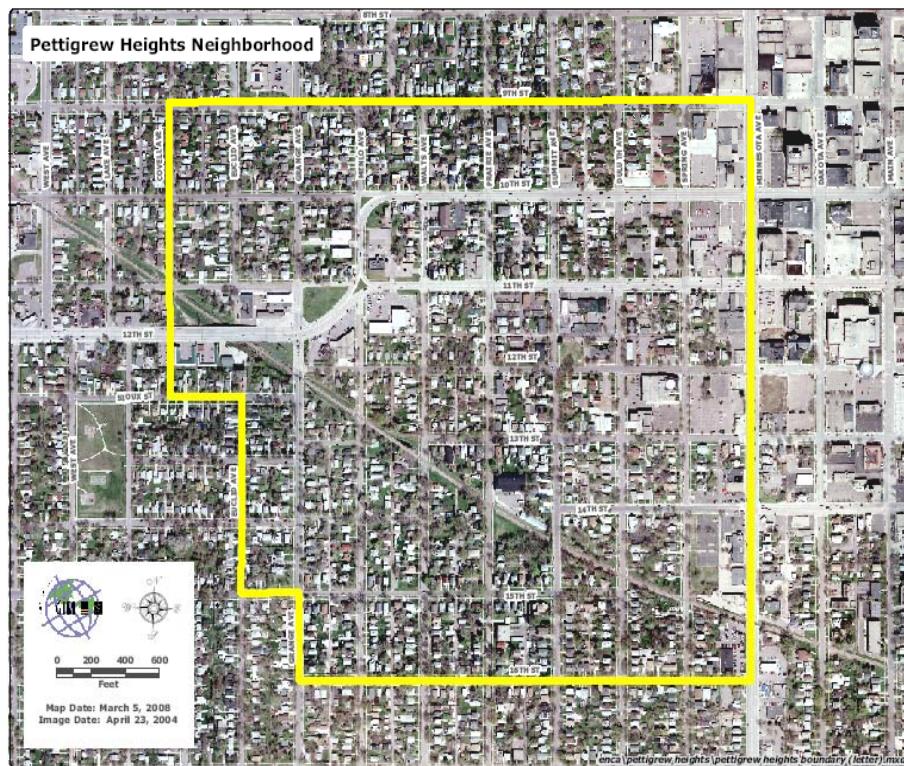
Sioux Falls, SD  
November 19, 2008

# Neighborhood Conservation





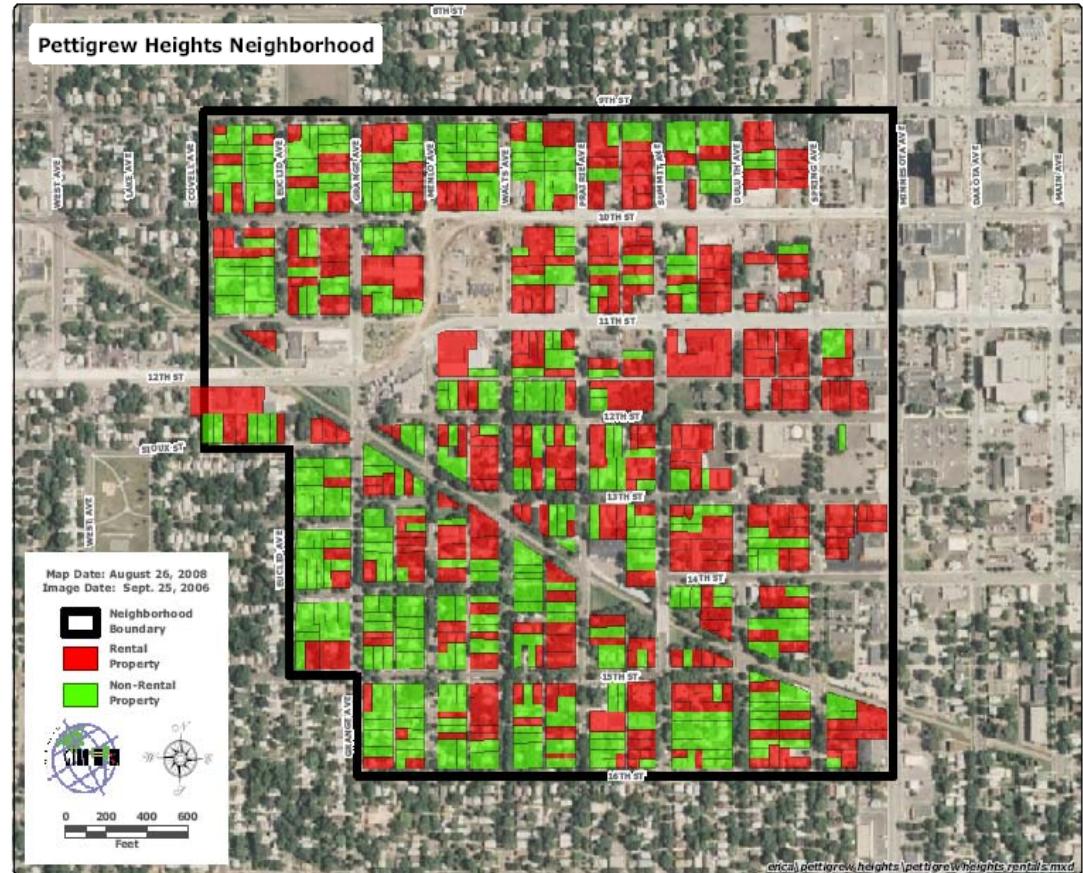
# Neighborhood Geography



- 60 Blocks
- Adjacent to the west boundary of Downtown Sioux Falls

# Neighborhood Geography

- Total Residential Properties— 815
  - 414 Single-Family Units
  - 224 Rental Properties
  - 995 Rental Units





# Neighborhood Demographics

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- Population—3,900
- Low—Moderate Income
- 32% is made up of Hispanic, Latino, American Indian, Black/African American, or Asian races
- Mobility Rate—Lowell Elementary—37.7%



# Neighborhood Conservation Efforts

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- Phase I—July 17, 2006
  - City Code Enforcement
- Phase II—September of 2006
  - Expansion of Code Enforcement Efforts
  - Expansion of Boundaries
- Phase III—September 2006 to Present
  - Establishment of Neighborhood Committee
  - Establishment of Technical Finance Committee



# Phase III Highlights

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## □ September 2006 to Present

- Spring of 2007—Projects N.I.C.E. & K.E.E.P.
- May of 2007— Establishment of Commercial and Commercial Residential Tax Abatement for Core Neighborhoods
- February of 2008—Neighborhood Naming
- April / May of 2008—Community Garden Program
- 2007 / 2008—S.D. Multi-Housing Association Classes

# Project Spotlight

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- 10th Street & Menlo Avenue
- Sioux Empire Housing Partnership
- Project Started in 2007
- Ribbon Cutting in 2008
- Five New Owner-Occupied Townhome Units for Sale



# Phase III Highlights (cont.)

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- 2007—Establishment of Technical Finance Subcommittee
  - Development of a “Tool Box” for the Revitalization Program
- February, 2008—Citibank Line of Credit Approved
- February of 2008—Citi Foundation Grant Received
- May of 2008—Sioux Falls Seminary Announcement

# Project Spotlight

## Neighborhood Design Charrette



**Pettigrew Heights Neighborhood Development**

Sioux Falls, South Dakota

July 29, 2008





## Pettigrew Heights Neighborhood Development

Sioux Falls, South Dakota

July 29, 2008





## Pettigrew Heights Neighborhood Development

Sioux Falls, South Dakota

July 29, 2008





## Pettigrew Heights Neighborhood Development

Sioux Falls, South Dakota

July 29, 2008





# Pettigrew Heights Recent Updates

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- Neighborhood Cleanup
- Needs Assessment Survey
- Neighborhood Redevelopment Plan
- Revitalization Funding Opportunities
- 11th & Duluth Redevelopment Project
- Housing Resource Center Pilot Program

# Neighborhood Cleanup

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- September 27, 2008
- Part of Volunteer Sioux Falls Event
- Approximately 125 Volunteers
- Litter Pickup
  - 700 lbs. of yard waste and 2,440 lbs. of rubble were taken to the Sioux Falls Sanitary Landfill as a result of the cleanup efforts





# Neighborhood Needs Assessment

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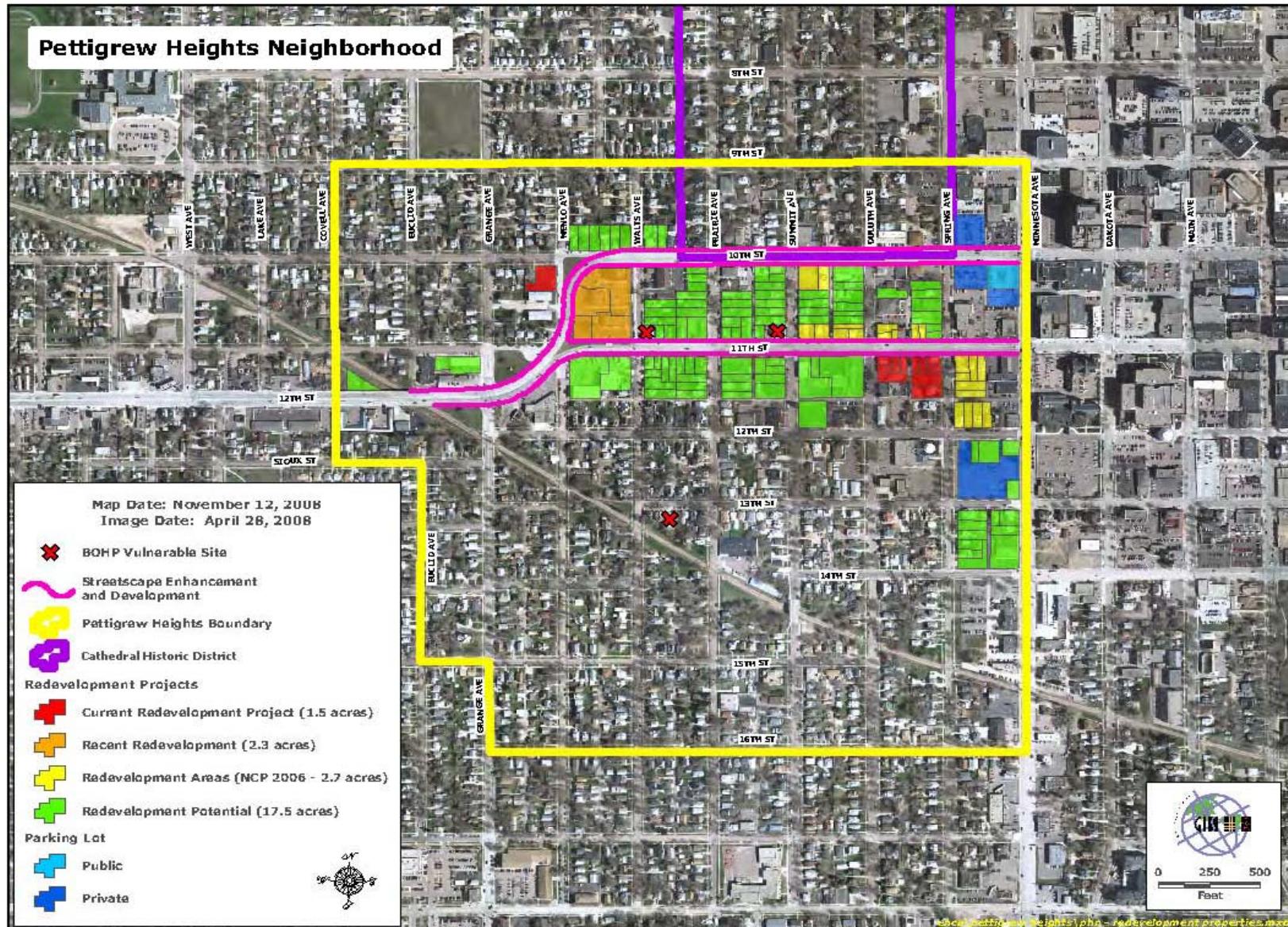
- Survey Purpose—Identify the Needs of the Neighborhood
- Two Surveys—Business and Residential
- Responses Received
- Results Provided to Neighborhood
  - Used by City Planning as justification for future grant and loan opportunities.



# Neighborhood Plan

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- Pettigrew Heights Neighborhood Plan
  - Revitalization / Redevelopment Plan
  - Public Participation Key
  - Plan will Identify Goals and Designate Redevelopment Areas
  - Establishment of Single-Family Tax Abatement Program



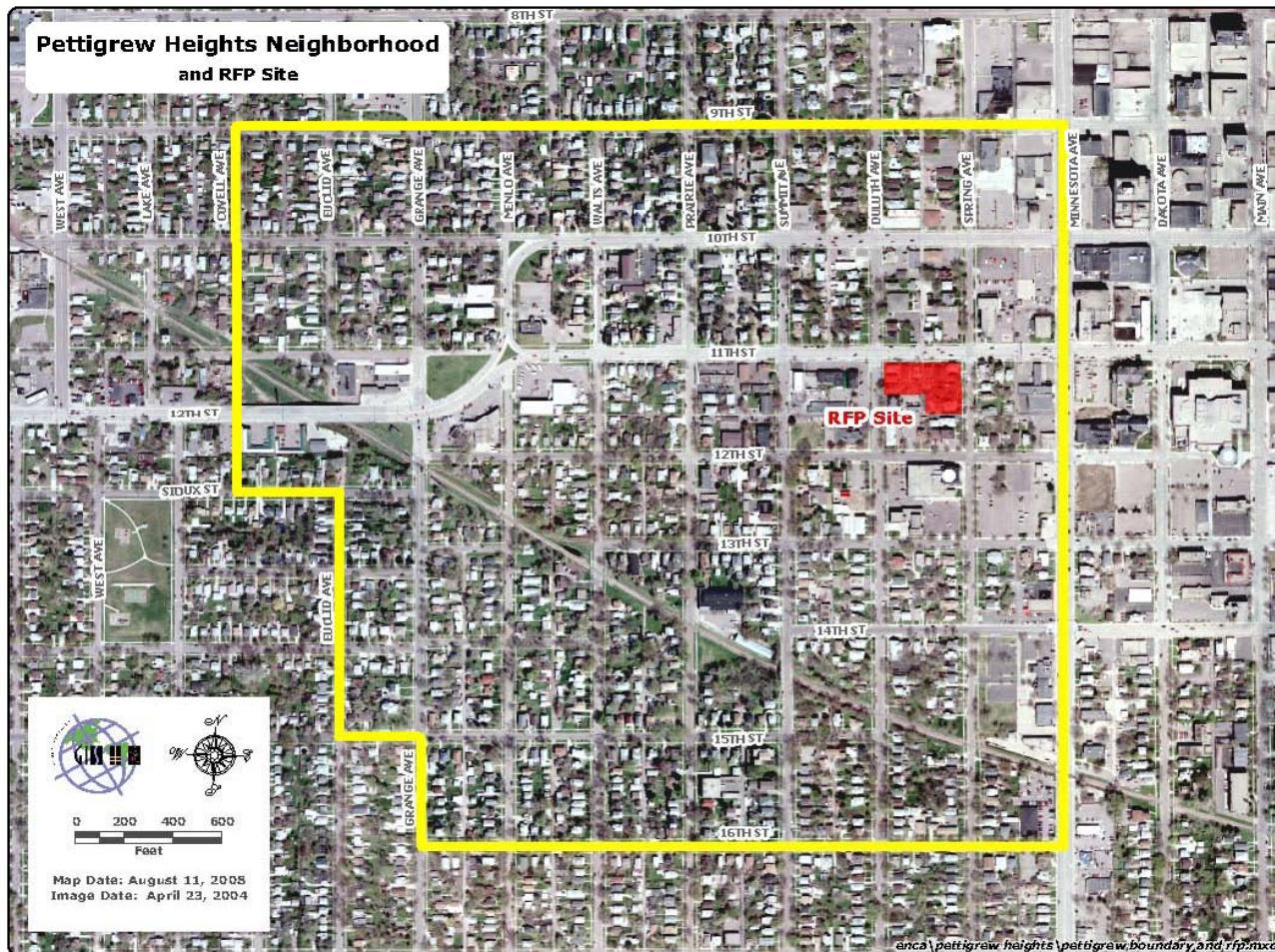
# Revitalization Funding Opportunities

- South Dakota Housing & Development Authority
  - Housing Programs Specific to Pettigrew Heights
- Citibank / Wells Fargo
  - Grants / Loans / Lines of Credit
  - Housing / Pre-development costs / Project and Program Start-Up



*Single-Family Rehabilitation Loan Program*

# 11th & Duluth Redevelopment



# Existing Site Information





# Existing Site Information (cont.)

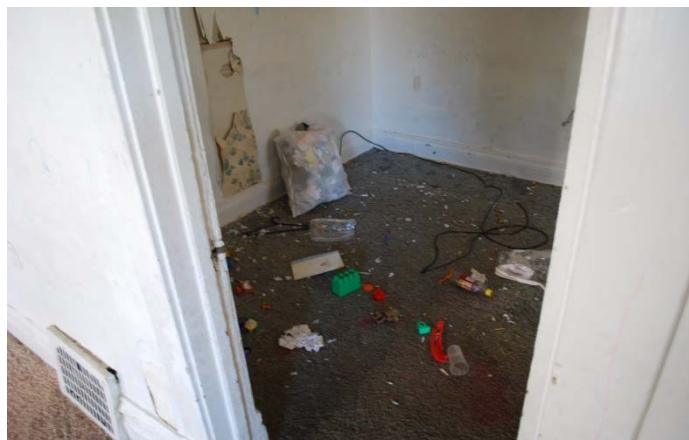
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# Existing Site Information (cont.)

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# 11th & Duluth—Project Timeline

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- City Purchase
- Securing of Structures
- Remediation Testing
- Salvaging via Auction
- Remediation
- Demolition
- Property Sale
- Project Commencement
- Project Completion



# Proposed Redevelopment



USE	FLOOR	GSF	RSF	EFFICIENCY
COMMERCIAL	1	15,276	12,374	81%
	2	15,814	12,338	78%
	3	15,814	12,338	78%
	4	15,814	12,338	78%
TOTAL		62,718	49,388	78%

RENTABLE AREA	AREA	UNITS	TOTAL AREA
1 BR	603	45	27,135
2 BR	751	12	9,012
GUEST	289	3	867
TOTAL	57	57	37,014
COMM.	VARIABLE	8	12,374
TOTAL			49,388

PARKING SUMMARY	57 UNITS
TOTAL SPACES	104
SENIOR HOUSING @ .75 SPACES/UNIT	43
SPACES AVAILABLE FOR COMMERCIAL	61
COMMERCIAL S.F.	12,374
COMMERCIAL S.F./SPACE	203

Koch Hazard Architects

SITE PLAN  
SCALE: 1" = 32' 0"  
13 May 2008

Affordable Senior Housing  
St. Joseph Cathedral Housing  
Sioux Falls, South Dakota

- St. Joseph Cathedral Housing Inc. Proposal
- 57 New Elderly Affordable Housing Units
- Multi-Family / Mixed-Use Structure

# Housing Resource Center

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- Citi Foundation Grant
- Pilot Program
- Volunteer Staffing
- Purpose—Provide Accessibility to Information
- Partnerships Crucial



- Initial Location - Bowden Youth Center

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- For more information on Neighborhood Conservation in Sioux Falls, please contact City Planning at 367-8888 or log onto [www.siouxfalls.org](http://www.siouxfalls.org).

